



Total area: approx. 146.3 sq. metres (1574.6 sq. feet)

DIRECTIONS

From the central roundabout on the Dalton bypass, take the exit towards Dalton. Driving along Askam Road, follow the left-hand bend in the road into Romney Park and as you proceed along, you will see a side access road on the left-hand side which is Elliscales Avenue. The property can be found on the left hand side.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/streak.mincing.crisp>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains drainage, water, gas and electric are connected.



Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.



JH Homes

£250,000



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GARAGE & PARKING

4 Elliscales Avenue,
Dalton-in-Furness, LA15 8BW

For more information call **01229 445004**

2 New Market Street
Ulverston
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Extended excellent home offered with early and vacant possession having no upper chain and comprising of entrance hall, lounge, secondary 'L' shaped lounge/diner, kitchen, shower room, conservatory and three bedrooms and bathroom to the first floor. Externally there are front and rear gardens, attached garage and undercroft storage space. With gas central heating system and double glazing the property is perfect for a range of buyers including the family purchaser. The location offers convenient access to the A590 bypass as well as Dalton Town Centre and its amenities.



Accessed through a feature arched open fronted porch giving access to a PVC door with double glazed feature panes and side windows opening into:

ENTRANCE HALL

Staircase to first floor, radiator and internal doors to both reception rooms.

LOUNGE

14'0" x 9'11" (4.27m x 3.02m)
UPVC double glazed semi circular bay window to front, radiator and coving to ceiling.

DINING ROOM/SECOND RECEPTION ROOM

20'8" x 16'3" (6.3m x 4.95m) widest points
'L'-Shaped room with central feature stone effect fireplace with living gas fire, door to under stairs store, kitchen and open access to a dining area. Double glazed window to side to conservatory, radiator, coving to ceiling, two wall light points and two ceiling light points. Wood framed double glazed window to the rear in the dining area looking down the garden and beyond. Radiator and spotlight cluster ceiling light.

KITCHEN

19'7" x 6'6" (5.97m x 1.98m)
Double glazed window with fitted blind to side and further uPVC double glazed window and matching door to conservatory. Fitted with a range of base, wall and drawer units with high gloss work surface incorporating one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Integrated gas hob, low level oven, recess and plumbing for washing machine and recess for fridge.

To the rear of the room is space for a breakfast table, connecting door to ground floor shower room and light woodgrain effect laminate style flooring.

SHOWER ROOM

6'3" x 6'5" (1.91m x 1.96m)
Three piece suite in white comprising of circular wash hand bowl with mono-block mixer tap set on washstand with cupboard under, WC and shower cubicle with electric shower, tiled floor, radiator and feature circular double glazed window to gable.

CONSERVATORY

27'9" x 8'2" (8.46m x 2.49m)
Laid out over two levels with tiled floor, polycarbonate style roof and patio door providing access to the garden. Connecting door to garage.

FIRST FLOOR LANDING

Turn at the three quarter landing, double glazed window with blind and access to loft with drop down ladder.

BEDROOM

14'0" x 9'11" (4.27m x 3.02m)
Double room situated to the front of the property with semi circular double glazed bay window, radiator, built in wardrobes to either side of the chimney breast, electric light and power points.



BEDROOM

11'3" x 10'0" (3.43m x 3.05m)
Further double room situated to the rear of the property with radiator, built in wardrobes, uPVC double glazed window with fitted blind looking down the garden and beyond.

BEDROOM

13'3" x 15'1" (4.04m x 4.6m) widest points
'L'-shaped room with the upper area suitable for a dressing room or bedroom. Double glazed window to front and three steps lead down to bedroom area with double glazed window to side and rear and radiator.

BATHROOM

6'2" x 5'10" (1.88m x 1.78m)
Fitted with a three piece suite in white comprising of bath with mixer tap featuring a shower attachment, pedestal wash hand basin and WC with push button flush. Tiled walls, radiator and double glazed pattern glass window.

EXTERIOR

To the front of the property are a set of double gates leading to tarmacadam drive with brick edges and leading to the garage. The front garden is grassed with borders offering shrubs and bushes. The rear is accessed through the conservatory or via the garage. It is a great enclosed rear garden, with lawn, mature shrubs and bushes and the decked area offering a good degree of sunlight throughout the day. Access to an undercroft storage area which houses the gas boiler for the hot water and heating systems and further door to additional undercroft storage room.

GARAGE

Single garage with twin wooden doors to front, electric light and power points.

